



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **39 Sherbrooke Avenue, Hull, HU5 4AG** **£160,000**

**OUTSTANDING THREE BEDROOM HOME - POPULAR HU5 LOCATION - BEAUTIFUL REAR GARDEN - OFF STREET PARKING FOR TWO CARS**

Nestled in the sought-after Sherbrooke Avenue in Hull, this lovely three-bedroom terraced house is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. The charm of this home extends beyond its walls, as it is conveniently located in the popular HU5 area. Imagine having shops, supermarkets, cafes, bars, and restaurants just a stone's throw away! Not to mention, top-rated schools and excellent transport links are within easy reach, making this location ideal for families and commuters alike. Step inside to find a well-appointed lounge diner and a kitchen on the ground floor, providing a perfect setting for cosy nights in or hosting dinner parties. Upstairs, three inviting bedrooms and a convenient shower room await, offering comfort and privacy for all members of the household. Outside, the property features a low-maintenance rear garden with a charming mix of slate chippings, paving, and artificial lawn. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family, there is also practicality with parking spaces for two cars on the front drive. Don't miss the opportunity to make this delightful terraced house your new home. With its prime location and inviting features, this property is sure to capture your heart. Book a viewing today and start envisioning the wonderful memories you'll create in this special place on Sherbrooke Avenue.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

27'8 x 10'8 max (8.43m x 3.25m max)

A wonderful family room with excellent natural light.



### KITCHEN

15'7 x 7'1 max (4.75m x 2.16m max)

With a range of eye level and base level units and complimenting work surfaces, sink and drainer unit, space for a range style cooker, overhead extractor fan, space for fridge freezer, integrated dishwasher, integrated fridge, integrated freezer and plumbing for a washing machine.



## FIRST FLOOR

### BEDROOM 1

14'9 x 10'5 max (4.50m x 3.18m max)

A wonderful family room with fitted wardrobes.



### BEDROOM 2

12'2 x 10'5 max (3.71m x 3.18m max)

Another wonderful bedroom with in built wardrobes.



### BEDROOM 3

9 x 6'11 max (2.74m x 2.11m max)

With fitted wardrobes.



### SHOWER ROOM

With a low level WC, a pedestal hand basin, shower cubicle, a heated towel rail and tiled to splash back area.



### OUTSIDE

The property benefits from a rear garden with grey slate chippings, an area of artificial grass, paving and a shed.



### **CENTRAL HEATING**

The property has the benefit of gas central heating.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **COUNCIL TAX**

Symonds + Greenham have been informed that this property is in Council Tax Band B.

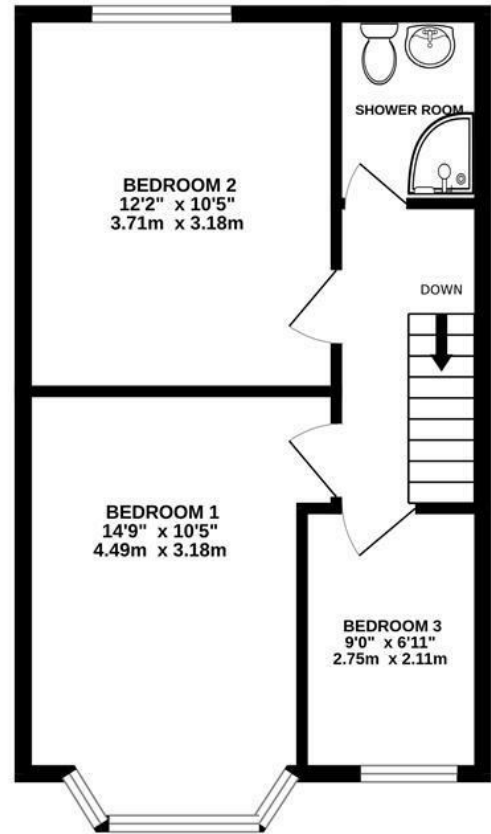
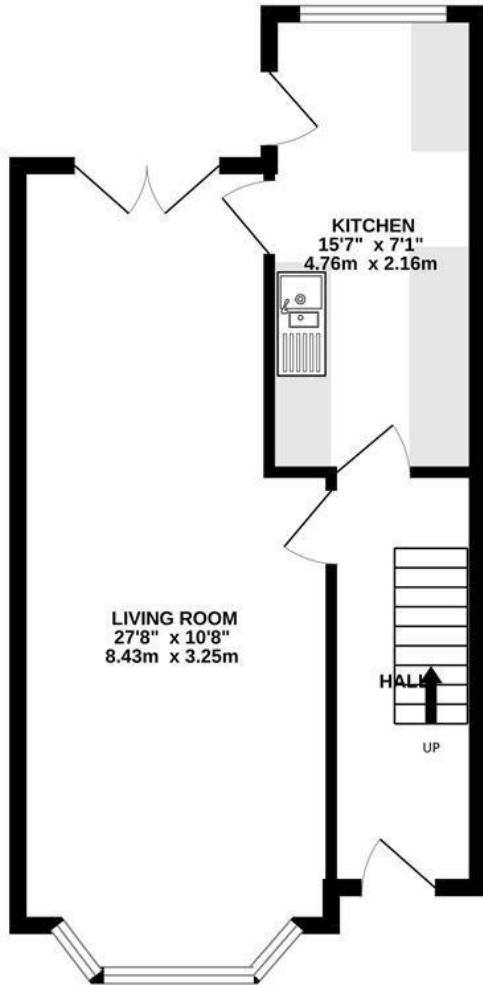
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC